



Connells

Cotswold Road
Chipping Sodbury Bristol

Cotswold Road Chipping Sodbury Bristol BS37 6DP

for sale offers in excess of
£200,000



Property Description

Situated in the highly sought-after market town of Chipping Sodbury, this well-presented two-bedroom apartment offers comfortable and convenient living, ideal for first-time buyers, downsizers, or investors.

The accommodation comprises an inviting entrance hall leading to a spacious lounge/diner, providing a versatile living and entertaining space with plenty of natural light. The fitted kitchen offers ample storage and workspace, while the property benefits from two well-proportioned bedrooms and a modern family bathroom.

Externally, the apartment enjoys the rare advantage of a private garden, perfect for relaxing or outdoor dining. Additional benefits include a garage, providing valuable storage or secure parking, as well as parking for added convenience.

Located within easy reach of Chipping Sodbury's vibrant High Street, local amenities, schools, and transport links, this attractive property combines practical living with a desirable location.

Hallway

Private entrance and PVCU door to front.

Lounge/Diner

Irregular Shaped Room 16' max x 14' into bay (4.88m max x 4.27m)
PVCU bay window to front, LVT flooring, radiator

Kitchen

12' 6" max x 10' max (3.81m max x 3.05m max)
PVCU window and door overlooking rear garden, modern cream shaker style fitted kitchen with a range of wall and base units with worktops over. Integrated electric double oven and hob, space and plumbing for washing machine and dishwasher, space for

fridge/freezer, stainless steel sink & drainer, tiled floor, radiator, door to shower room.

Bedroom One

11' 3" x 7' 4" (3.43m x 2.24m)
PVCU window to front, radiator

Bedroom Two

11' 6" x 6' 8" (3.51m x 2.03m)
PVCU window to rear, radiator

Bathroom

PVCU obscure window to side, double shower enclosure with rainfall shower head and hand held attachment, wash hand basin, WC, chrome ladder style radiator, combi boiler.

Front Garden

Laid to gravel and patio, gated access, outside light.

Rear Garden

Fully enclosed by fencing, laid to lawn with patio and pathway to gated rear access with garage & parking to the rear.

Garage

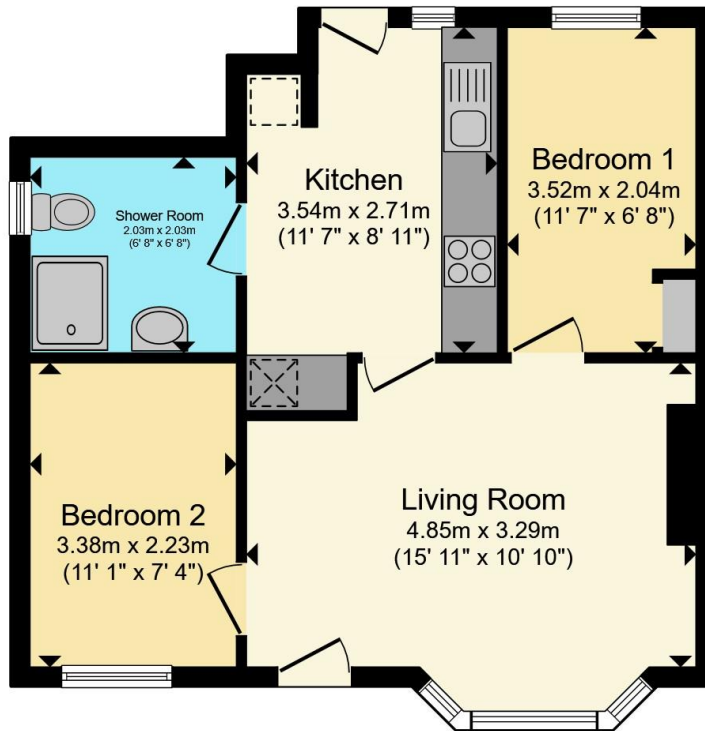
Up and over door, window and courtesy door.

Agent Note

Lease Started 13th May 2026. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property

purchase does not go ahead.





Total floor area 46.9 m² (505 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01454 320 555
E yate@connells.co.uk

72-74 Station Road Yate
 BRISTOL BS37 4PH

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/YAT308630

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: YAT308630 - 0003

